



**Planning Commission
Minutes of the June 18, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

Damian Bianca, CAPZO	Present
----------------------	---------

Planning Commission Vice-Chair

Stephen Brooks, CAPZO	Present
-----------------------	---------

City Council Member

Michael Potter, CAPZO	Absent
-----------------------	--------

Tim Cowles, CAPZO	Present
-------------------	---------

Cynthia McCollum, CAPZO	Absent
-------------------------	--------

Steve Ryder, CAPZO	Present
--------------------	---------

Cameron Grounds, CAPZO	Present
------------------------	---------

Lewie L. Bates, CAPZO	Present
-----------------------	---------

Troy Wesson, CAPZO	Present
--------------------	---------

PLANNING STAFF PRESENT

Amy Sturdivant, Director of Planning; Johnny Blizzard, AICP, Senior Planner; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner; Megan Zingarelli, Consulting Attorney

REGISTERED PUBLIC ATTENDEES

Judy Stewart McMurry, Joan Moreau, Bradley Bailey, John Hoover, Lawren Pratt, Steve Patty, Janet Patty, Jonathan McGee, Ronica Ondocsin, Jim Lipski, Diana Lipski, James Kirkland, Ruth Hallmark, Raj Peringoth, Phil Riddick, Joe Magnusson, Greg Dean, Kaylee Hocking, Bill Hill, Chris Carpenter, Heather Schurr, Gregg R. Travis, Ann Flynn, Dustin Taylor, Don Spencer Jr.

ACCEPTANCE OF THE AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

COMMENTS

There were no comments from the Commission.

APPROVAL OF THE MINUTES

Mr. Bates moved to approve the minutes of the May 21, 2015 Regular Meeting minutes. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	-----
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	Abstain
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARINGS

Zoning Map Amendments

Public hearing held to consider Butch Chandler's request to rezone property located south of U.S. Highway 72 and east of Wall-Triana Highway from *B-1, Neighborhood Commercial District* to *B-3, General Business District*.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the petitioner, Butch Chandler, is requesting Lots 1, 2 & 3 of *Chestnut Subdivision*; and 5835 & 5827 Wall Triana Highway be rezoned from *B1, Neighborhood Commercial* to *B3, General Business District*.

The subject properties are located south of U.S. Highway 72 and east of Wall Triana Highway. Lots 1, 2, & 3 of *Chestnut Acres Subdivision* are each approximately 20,000 square feet. *Chestnut Acres Subdivision* was approved by the Planning Commission in May of 1966. The lots fronting U.S Highway 72 were designated as commercial lots and those fronting Chestnut Drive and Walnut Drive were designated as residential lots. The subdivision was located in unincorporated Madison County at the time it was platted.

In January of 2005, the City Council voted in change the zoning of all the subject properties from *R1A, Low Density Residential* to *B1, Neighborhood Commercial District*. The City Council added one condition to the zoning change that "*access be limited to Wall-Triana Highway until such time that Chestnut Drive*

is improved and widened.” Lots 1, 2, & 3 of *Chestnut Acres Subdivision* are currently undeveloped. 5835 Wall-Triana Highway and 5827 Wall-Triana Highway each had a single-family detached dwelling, since demolished.

The adjoining properties to the north are zoned *B1, Neighborhood Commercial District* and include office complexes. The properties adjoining the east side of the subject properties are zoned *R1A, Low Density Residential*. None of these properties are developed. The adjoining property to the south is zoned *R1A, Low Density Residential* and is undeveloped. The property adjoining the south portion of the west boundary of the subject property is zoned *R4, Multi-Family Residential* and occupied by the *International Church of the Foursquare*. The property along the northern portion of the west boundary is zoned *B3, General Business* and is occupied by a carwash.

Mr. Blizzard stated that traffic counts have not been collected along Chestnut Drive but the lack of much development within the subdivision leads to an assumption that traffic counts would be relatively low. The traffic counts are high along Wall Triana Highway in the area of the subject properties, with 17,485 trips per day and nearby U.S. Highway 72 has 44,101 trips per day in this location.

The subject property has a land use designation of *CN, Commercial Neighborhood*, which is compatible with the current zoning of *B1, Neighborhood Commercial* but not the requested *B3, General Business District*. The adjoining property to the north also has a land use designation of *CN, Commercial Neighborhood*. At the time the subject properties and the adjoining properties to the north were rezoned, the land use map was revised from *RL, Residential Low Density* to *CN, Commercial Neighborhood*. Therefore, the land use map was revised to be consistent with the zoning change to *B1, Neighborhood Commercial* rather than the rezoning conforming to the Future Land Use Map. The adjoining properties to the east, south and along the southern portion of the west boundary all have a land use designation of *RL, Residential Low Density*. This designation is consistent with the zoning of *R1A, Low Density Residential* for the properties to the east and south. The property to the west is zoned *R4, Multi-Family Residential*, which would not be consistent with the land use designation of *RL, Residential Low Density*. The adjoining property along the northern part of the western boundary has a land use designation of *C, Commercial* and is consistent with the zoning classification of *B3, General Business*.

The subject property is within the U.S. Highway 72, Key Development Area. The U.S Highway 72 Corridor forms much of the northern boundary of the City of Madison and is an important retail corridor for the City. U.S. Highway 72 is a major retail corridor. The corridor also includes a major traffic generator in *Madison Hospital*, which draws traffic and potential consumers from the general area.

Mr. Blizzard also added that the proposed zoning change from *B1, Neighborhood Commercial District* to *B3, General Business District* will not impact recommendations of the Parks & Recreation Master Plan.

The applicant is planning to construct an indoor and climate controlled self-storage facility, which is permitted in the *B3, General Business*. However, the zoning change must be reviewed in the context of whether all uses permitted in the *B3, General Business District* are beneficial to adjoining property owners and the community. Because of the proximity to U.S. Highway 72 and the number of consumers drawn to the area daily, the subject property would benefit more from the *B3, General Business District* classification and the greater range of uses offered in that district. The *B1, Neighborhood Commercial District* has transitioned to a district that regulates business development in the downtown or other pedestrian oriented commercial areas. The proximity of the properties to U.S. Highway 72 do not lend

themselves to the kind of development regulations established for the *B1 Neighborhood Commercial District*.

Finally, Mr. Blizzard informed the Commission that staff recommends approval of Butch Chandler's request to rezone *Chestnut Properties* from *B1, Neighborhood Commercial District* to *B3, General Business District*.

Public Comments:

Joe Magnusson, 101 Open Trace, stated that his mother owns property to the south. The property that she owns is zoned R-1A. Magnusson stated he has no issue with B-1, but B-3 was concerning to him in regards to his property values. Mr. Brooks informed Magnusson that he could request that his property be rezoned if he so desired.

Commission Comments:

Chairman Bianca asked if the development was to be in "character" with the surrounding development. Mr. Blizzard informed him that it would be compatible.

Motion:

Mr. Cowles moved to recommend City Council to rezone property located south of U.S. Highway 72 and east of Wall-Triana Highway from *B-1, Neighborhood Commercial District* to *B-3, General Business District*. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	
Cynthia McCollum	
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Public hearing held to consider the City of Madison's request to rezone property located at 7635 U.S. Highway 72 from *AG, Agricultural District* to *B-3, General Business District*.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the City of Madison is requesting that 7635 U.S. Highway 72 West be rezoned from *AG, Agricultural District* to *B3, General Business District*. The Subject Property is located south of U.S. Highway 72 and west of Nance Road. The area of the property is approximately 0.39 acres or 16,988.40 square feet. The original structure constructed on the property was a single-family

detached dwelling built in 1960. The property was converted for commercial use sometime before the property was annexed in 2003.

Upon annexation, the property was automatically zoned *AG, Agriculture*. The petitioner for annexation planned to use the facility for pet grooming and boarding, which is permitted in the *AG, Agriculture District* and did not apply for the property to be rezoned. Currently, the property is not occupied and cannot be utilized for business purposes since it is zoned *AG, Agriculture*.

The adjoining property to the north is within the City of Huntsville and is zoned for commercial uses similar to those permitted in the City of Madison's *B3, General Business District*. The adjoining property to the east is within unincorporated Madison County and is vacant. The adjoining property to the south is zoned *B3, General Business* and is vacant. The property to the west is within unincorporated Madison County and is utilized for commercial purposes.

Traffic counts for the area of U.S. Highway 72 are 42,420 trips per day in the general area of the subject property. These numbers support the zoning classification of the subject property being changed from *AG, Agriculture* to *B3, General Business*. There are no significant environmental or natural features on or near the subject property.

The subject property and all adjoining properties to the east, south and west have the land use designation of *C, Commercial* which is consistent with the requested zoning of *B3, General Business District*. The current zoning classification of *AG, Agriculture* is not consistent with the land use designation of *C, Commercial*.

The subject property is within the U.S. Highway 72, Key Development Area. The U.S Highway 72 Corridor forms much of the northern boundary of the City of Madison and is an important retail corridor for the City. The U.S. Highway 72 Corridor is home to several major retail centers, including *The Villages Shoppes of Madison*, and *Medical Park Station*. The corridor also includes a major traffic generator in *Madison Hospital*, which draws traffic and potential consumers from the general area.

The current zoning classification of *AG, Agriculture* does not provide any significant benefit to the property owner because the majority of uses permitted in this district are not appropriate for a site fronting a commercial corridor like U.S. Highway. This situation leaves the property underutilized. The zoning change will not have a significant impact on the neighboring property owners, who either are occupied by commercial uses or are zoned for such uses. The benefit to the community as a whole is the subject property will be used for the highest and best use possible and benefit the economic stability of the City of Madison.

Finally, Mr. Blizzard stated that staff recommends 7635 U.S. Highway 72 be rezoned from *AG, Agriculture* to *B3, General Business*.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks moved to recommend City Council to rezone the City of Madison's request to rezone property located at 7635 U.S. Highway 72 from *AG, Agricultural District* to *B-3, General Business District*. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Subdivision Plats

Jack Clift Subdivision, 4th Addition – Certified Plat

Location: North of U.S. Highway 72 and west of Wall-Triana Highway

Representative: J.W. Kennedy Land Surveyor

Applicant/Owner: Lowe Family II, LLC

Lots: 1

Acreage: 9.25

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject properties are located north of U.S. Highway 72 and west of Wall-Triana Highway. The subject property is zoned *B3, General Business*. The original use of the property was as a grocery store and retail shopping center. Currently, a large portion of the former grocery store is occupied by *Planet Fitness*, a health club.

The adjoining property to the north is zoned *AG, Agriculture* and is occupied by a nursing home. The adjoining properties to the east is zoned *B3, General Business* and a shopping center is located on the adjoining parcel east of Wall-Triana Highway. The adjoining property west of Wall-Triana is occupied by a bank. The adjoining properties to the south are occupied by a restaurant, office complex and thrift store. The adjoining property to the west is within unincorporated Madison County and not zoned. The property is utilized as a farm.

In November of 2011, the Planning Commission approved a certified plat for a *Resubdivision of Lot 1, Jack Clift Subdivision* that divided the property into two lots, with Lot 1 having 8.54 acres and Lot 2 having 0.80 acres.

Mr. Blizzard stated that the applicant is requesting approval of a certified plat to consolidate *Lot 2 of a Resubdivision of Lot 1, Jack Clift Subdivision* back into *Lot 1*. Staff, and the Technical Review Committee recommend approval of the certified plat for *Jack Clift Subdivision, 4th Addition*.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks moved to approve Jack Clift Subdivision, 4th Addition Certified Plat. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Marvin Stewart Subdivision, Phase 1 – Certified Plat

Location: South of Browns Ferry Road, North of Mill Road and east of Millstone Subdivision

Representative: Hill Land Surveying, Inc.

Applicant/Owner: Stewart Properties, LLC

Tracts: 2

Acreage: 66.59

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located south of Browns Ferry Road, north of Mill Road and east of *Millstone Subdivision*. The subject property is currently zone AG, *Agricultural* and utilized as a farm.

The applicant is requesting approval of a certified plat for *Marvin Stewart Subdivision, Phase I*. The purpose of the certified plat is to divide the property into two tracts.

Mr. Blizzard concluded that staff, and the Technical Review Committee recommend approval of the certified plat for *Marvin Stewart Subdivision, Phase I*.

Public Comments:

Kaley Hocking, 130 Bid Drive, had concerns about Tract 2. She specifically asked if it would bump into Governors Estates or will it remain the same as it currently is. She also asked about the timeframe for development concerning Tract 1. Mr. Blizzards answered that it will remain the same for now and that he was unaware of the timeframe for development on Tract 1.

Heather Schurr, 255 Heritage Mill Drive, asked about the timeline for development and if the tree line dividing the property from the neighboring residential district would remain. Mr. Blizzard answered that he was unaware of the timeline for development and that there was no requirement for the tree line to be kept.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks moved to approve Marvin Stewart Subdivision, Phase 1 Certified Plat. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Parker Hall Subdivision – Layout Plat

Location: East of Morris Drive and north of Powell Road

Representative: 4-Site, Inc.

Applicant/Owner: Foxfield Development, LLC

Lots: 33 Lots & 2 Common Areas

Acreage: 23.80

Applicant Comments:

Bradley Bailey, 4-Site LLC, presented the request on behalf of the owners.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located east of Morris Drive and north of Powell Road. The subject property was rezoned from AG, Agriculture to R3A, Single-Family Detached Residential by the City Council on May 26, 2015.

The adjoining properties to the north and east are located in *Unincorporated Limestone County*, which does not have any zoning regulations. The properties in this location consist of rural family farms. The

adjoining property located at the northwest point of the subject property is zoned *R3A, Single-Family Detached Residential*. This is the location of *Burgreen Place Subdivision*, which has layout approval and preliminary plat approval for the first phase. The remaining properties adjoining the south border of the subject property are within *Morris Estates Subdivision*. Those properties that have annexed into the City of Madison are zoned *R1A Low-Density Residential*. The adjoining property to the west is zoned *AG, Agriculture* and is utilized for agricultural purposes.

The applicant is requesting a variance to Section 5-4-1 of the Subdivision Regulations allowing for a 46' right of way as opposed to a 50' right of way. The applicant is also requesting layout approval of *Parker Hall Subdivision* to develop the property for 33 lots and 2 common areas.

Mr. Blizzard concluded that staff, and the Technical Review Committee recommend approval of the variance as well as the layout for *Parker Hall Subdivision* with the contingencies noted in the staff report.

Public Comments:

Jim Lipsky, 1104 Cardinal Drive, had concerns with the tree line on the neighboring property being removed. Mr. Blizzard informed him that there was no requirement that the tree line had to remain and that it was up to the property owner on how they choose to use their land.

Commission Comments:

Mr. Brooks asked whose layout is requiring the stub to the adjoining property. Mr. Chynoweth answered that it is the City's requirement.

Mr. Wesson posed the question, could the developer connect stub-street at lot 21. Mr. Chynoweth answered that the large tract of land north of the property going to Huntsville Browns Ferry Road has a major drainage way on the north side and this made sense to connect Parker Hall with Burgreen Farms for better future connectivity.

Motion:

Mr. Ryder moved to approve the variance for Parker Hall Subdivision allowing a 46' right of way as opposed to a 50' right of way. Mr. Brooks seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Mr. Bates made a motion to approve Parker Hall Subdivision Layout Plat subject to the following contingencies:

Planning Department Comments

1. The proposed street system within *Parker Hall Subdivision* must connect to the stub street shown in *Burgreen Farms Subdivision*.
2. The proposed layout does not connect with the stub street to the south. The applicant may file an application with the City Council for an exception as provided in Ordinance Number 2006-359 or work with Mungo Homes, LLC to relocate or delete the stub street from their subdivision.

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Crown Pointe, Phase V – Final Plat

Location: Northeast corner of Gillespie Road and Balch Road
Representative: 4-Site, Inc.
Applicant/Owner: Spencer Farms, LLC
Lots: 21 Lots, 5 Common Areas, 1 Tract
Acreage: 77.51

Applicant Comments:

Bradley Bailey, 4-Site LLC, presented the request on behalf of the owner.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant is requesting final plat approval for *Crown Pointe, Phase V*. The subject property is part of *Crown Pointe Subdivision* which is located at the northeast corner of Gillespie Road and Balch Road. The subject property is zoned *R3A, Single-Family Detached Residential*.

To date, the Planning Commission has approved final plats for *Crown Pointe Phase I, II, III, III-Part 2, and IV* totaling 158 lots in *Crown Pointe Subdivision* and 64 additional lots have received preliminary plat approval, not including this phase. The preliminary plat for *Crown Pointe, Phase V* was approved on July of 2014.

Mr. Blizzard stated that the applicant is requesting final plat approval for *Crown Pointe, Phase V* adding 21 additional lots, with an average lot size of 21,356 square feet. The largest lot will be 29,500 square feet and the smallest lot size will be 16,500 square feet. *Crown Points, Phase V* includes four (4) common

areas totaling 2.43 acres. The majority of common area platted with this phase will be located inside the traffic circle. A common area is also provided between Lots 128 and 129 for pedestrian access. The last two common areas are located at the entrance of the subdivision from Gillespie Road and are provided for subdivision signage. Tract 1 will remain undeveloped and contains 75.48 acres.

Mr. Blizzard concluded that staff, and the Technical Review Committee, recommends approval of the final plat for *Crown Pointe, Phase V* with the contingencies noted in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Wesson stated that he initially had concerns regarding the handicapped ramp, but that it was shown in the construction plans.

Motion:

Mr. Ryder moved to approve the Final Plat for *Crown Pointe Phase V* subject to the following contingencies:

Planning Department Contingencies

1. Signatures:
 - 1) Huntsville Utilities
 - 2) North Alabama Gas

Engineering Department Contingencies

1. Street sign fees
2. Performance Bonds
3. Itemized Performance Bond spreadsheet
4. Itemized sidewalk bond spreadsheet
5. Closure Report – Legal – Drawing Must match
Provide MFFE for each lot

Mr. Bates Seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Moore's Creek Subdivision – Final Plat

Location: West of Segers Road and south of Powell Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 43 Lots & 2 Tracts

Acreage: 56.58

Applicant Comments:

Jeff Mullins, Mullins, LLC presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located west of Segers Road and south of Powell Road. The subject property is zoned *R3A, Single-Family Detached Residential*.

The applicant is requesting final plat approval for the development of 43 lots. The average lot size is 13,969 square feet and the smallest lot is 12,884 square feet.

Staff and the Technical Review Committee, recommends approval of the final plat for *Moore's Creek Subdivision* with the contingencies noted in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Bates moved to approve the Final Plat for Moore's Creek Subdivision subject to the following contingencies:

Planning Department Contingencies

1. Submit a title opinion
2. Provide a finished floor for all lots not within the Special Flood Hazard Area or provide a pad elevation and note the finished floor measured relationship
3. Signatures:
 - 1) Dedication
 - 2) Acknowledgement
 - 3) Athens Utilities
 - 4) Limestone County Water & Sewer Authority
 - 5) North Alabama Gas

Engineering Department Contingencies

1. Submit a closure report
2. Submit performance bonds
3. Submit an itemized performance bond spreadsheet

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Public Hearing Closed

Site Plan Approval

Universal Storage Facility – Site Plan

Location: East of Hughes Road, south of U.S. Highway 72 and north of Roema Drive

Representative: SAIN & Associates

Applicant/Owner: Amiras, Inc.

Applicant Comments:

Lawren Pratt, SAIN & Associates presented the request on behalf of the developer.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located east of Hughes Road, south of U.S. Highway 72 and north of Roema Drive. The property is located within the *B3, General Business District*.

The adjoining properties to the north are zoned *B3, General Business* and occupied by a *Waffle House* and *Pearl Vision Center*. The adjoining properties to the east are all single-family detached dwellings within *Rainbow Subdivision*. The majority of the adjoining lots are within the City of Madison and zoned *AG, Agriculture*. Two of the adjoining lots are within unincorporated Madison County. The adjoining properties to the south are also part of *Rainbow Subdivision* and zoned *AG, Agriculture*. The adjoining property to the west is *Lot 2, North Side Place Subdivision*. The property is zoned *B3, General Business* and is currently undeveloped. Sanitary sewer and water must cross the *Lot 2, North Side Place Subdivision* to service the subject property.

In April of 2015, the Planning Commission approved a certified plat for *North Side Place Subdivision*. The subdivision divided the property into two lots.

The applicant is requesting approval to construct a self-storage facility on *Lot 1 of North Side Place Subdivision*. The facility will provide a three story building that is 81,600 square feet and four one story buildings with a total of 17,900 square feet.

Mr. Blizzard concluded that staff, and the Technical Review Committee recommend approval of the Universal Storage Facility given the contingencies noted in the staff report.

Commission Comments:

Mr. Wesson asked if a second access for the Fire Department would be required. Mr. Blizzard answered that there will be a road there at some point, we must have everything in place first.

Motion:

Mr. Brooks moved to approve the Universal Storage Facility Site Plan subject to the following contingencies:

Planning Department Contingencies

1. Submit a letter of consent from the property owner of *Lot 2 of North Side Place Subdivision* for off-site work on that property.
2. Submit an elevation plan consistent with *Section 4-8-7 of the Zoning Ordinance*
3. Easement overlaying the water and sanitary sewer extension and water and sanitary sewer infrastructure must be dedicated and accepted before the approval of this site plan.
4. An ingress/egress easement will be required on *Lot 2 of North Side Place Subdivision* overlaying the access road.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

NEW BUSINESS

Lot 1, Resub of Murphy's Plaza – Landscape Buffer Substitution

Location: East of County Line Road and north of Doc Murphy Road

Representative: Frank Nola

Applicant/Owner: Gilbert Aust

Lots: 1

Acreage: 2.00

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located east of County Line Road and north of Doc Murphy Road. The property is located in *Murphy's Plaza Subdivision*.

The subject property is zoned *B3, General Business*. That property is currently the only remaining vacant lot in *Murphy's Plaza Subdivision*. The adjoining properties to the north are within *Joe Phillips Subdivision* and zoned *R1A, Low Density Residential*. The adjoining properties to the east are zoned *R3, High Density Residential* and part of *Jacquelyn Downs Subdivision*. The properties to the south are within *Liberty Square Subdivision* and zoned *R3, High Density Residential*. The properties to the west are zoned *R3A, Single-Family Detached Residential* and are part of *Heritage Provence Subdivision*.

Section 5-18-5 of the Zoning Ordinance requires a forty (40) feet landscape buffer between on properties zoned *B3, General Business District* that are adjacent to any property zoned *R3, High Density Residential*.

Staff recommends approval of the substitution of the forty (40) feet buffer for a six (6) feet opaque structure set in a five (5) feet landscape buffer. The same request has been approved for each of the other lots in *Murphy Plaza Subdivision* for similar uses. There have been no complaints from the adjoining properties in *Jacquelyn Downs Subdivision*.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Bates moved to approve the landscape buffer substitution for Lot 1, Resub of Murphy's Plaza. Mr. Grounds seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	----
Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:15 p.m.

Minutes Approved

A handwritten signature in black ink, reading "Damian Bianca", written over a horizontal line.

Damian Bianca, Chairman

ATTEST:

A handwritten signature in blue ink, reading "Ross Ivey", written over a horizontal line.

Ross Ivey, Assistant Planner and Recording Secretary